



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, September 12, 2013
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

Hugh Floyd, Chair
James Peck, Vice-Chair

Doug Peterson
Maia Mullen
Bill McCoy

Moises Gonzalez
Peter Nicholls
Patrick Griebel

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order:

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of Amended Agenda
- C. Swearing in of City Staff

2. Project# 1008519 *

13EPC-40131 SITE DEVELOPMENT -
SUBDIVISION

Bohannon Huston, Inc., agent for Motorplex Real Estate, Ltd. requests the above action for all or a portion of TR A-1-C-1-A PLAT OF TRS A-1-C-1-A & A-1-C-2-A, Cryer Property, zoned SU-1 for C-3 and IP Uses, located at 4865 Pan American Freeway NE, between Commerce and Office, containing approximately 5.5 acres. (F-17)
Staff Planner: Chris Glore

3. Project# 1009782 *

13EPC-40134 Sector Development Plan Map
Amendment (Zone Change)
13EPC-40135 Site Development Plan for
Building Permit

SMPC Architects, agent for ACE Leadership Highschool, requests the above actions for lots 2-6 and 8-10, Block 44, Terrace Addition, zoned SU-2 Church & Related Facilities to SU-2/SU-1 for O-1, located on Lead Ave between Sycamore and Maple, containing approximately 1.38 acres. (K-15) Staff Planner: Carrie Barkhurst

4. Project# 1005280 *

13EPC-40124 Site Development Plan for
Building Permit
13EPC-40125 Site Development Plan for
Subdivision Amendment

Consensus Planning, Inc. as agent for JMD-McMahon, LLC requests the above actions for Lot 6 and Lot 7, McMahon Marketplace, zoned SU-1 for C-1 Uses, located at 5700 McMahon Blvd. NW, between Under Blvd. and Fineland Dr., containing approximately 1.55 acres. (A-11)
Staff Planner: Chris Glore
(DEFERRED FROM AUGUST 8)

5. Project# 1000032
13EPC-40123 Sector Development Plan
Amendment

Consensus Planning, agent for Town Center, LLC, requests the above action for all or a portion of Lots X-1-A2, Plat of Tracts X-1-A1 & X-1-A2, and X-2A, Amended Plat of Tracts X-2-A & X-2-B, University of Albuquerque Urban Center, zoned SU-3 for Mixed Use, located on St. Joseph between Coors and Atrisco, containing approximately 47.7 acres. (G-11)
Staff Planner: Carrie Barkhurst

6. Project# 1009749
13EPC-40121 Zone Map Amendment
(zone change)

Das and Samantha Anastasiou request the above action for all or a portion of Lot 22, Block 55, University Heights, zoned R-1 to CCR1, located on Carlisle Blvd. and Silver, containing approximately 0.13 acre. (K-16)
Staff Planner: Maggie Gould
(DEFERRED FROM AUGUST 8)

7. Project# 1009542
13EPC-40132 Zone Map Amendment
(zone change)

Wilson and Company Inc. agents for The City of Albuquerque, Department of Municipal Development requests the above action for Lot 24, Block 3, West Park Addition, zoned R-T to C-2, located on New York Ave. SW, between Central Ave. and Gallup St. containing approximately 0.93 acres. (J-12)
Staff Planner: Chris Glore

8. Project# 1001620
13EPC-40133 Amendments to Zoning Code
Text

City of Albuquerque Planning Department requests the above action pertaining to Zoning Code Sections 14-16-3-1, General Parking Regulations, 14-16-2-15 O-1 Office and Institution Zone, and 14-16-1-5, Definitions, to allow permeable surfacing and permeable pavement or permeable pavement system, and to add corresponding definitions. CITY-WIDE.
Catalina Lehner, Staff Planner

9. Project# 1009543

12EPC-40082 Site Development Plan for Subdivision

12EPC-40083 Site Development Plan for Building Permit

12EPC-40084 Zone Map Amendment (Zone Change)

Wes Prop NM, LLC agent for West Seventy, LLC requests the above actions for all or a portion of, a tract of land lying and situated within the Town of Alameda Grant, projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising the remaining portion of Tracts 15-13A2, 15-13A1, 15-13B2, 15-38A, 15-38B and 15-2B, as the same are described in that Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 06, 2003, in Book A-48, Page 2173, Document Number 2003002177, less than and excepting that portion of the land acquired by Stipulated Judgment for Condemnation, Second Judicial District Court Case No. CV 2006 6154, filed in the office of the Clerk of the Second Judicial District on June 23, 2009 and filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 2009 as Document Number 2009090671, said remaining portion tract being more particularly described as follows:

Beginning at the southernmost corner of described tract lying on the northeasterly right of way line of Paseo Del Norte Boulevard, from whence a tie to Albuquerque Geographic Reference Survey Monument "8_C10" bears S 70°41'28" E, a distance of 1,871.65 feet;

Thence from said point of beginning, N 39°16'31" W along said right of way line, a distance of 486.27 feet to a point of curvature;

Thence along a curve to the right having a radius of 50.00 feet, an arc length of 78.54 feet, a delta angle of 89°59'56", and a chord of N 05°43'32" E, a distance of 70.71 feet to a point of tangency lying on the southeasterly right of way line of Unser Boulevard;

Thence N 50°43'30" E along said right of way line, a distance of 391.53 feet to the northernmost corner of described tract;

Thence leaving said right of way line, S 00°11'27" W, a distance of 694.65 feet to the point of beginning, containing 2.7055 acres (117,853 square feet) more or less, zoned R-D, located on the NE corner of Paseo del Norte Blvd. and Unser Blvd. NW, containing approximately 1.5 acres. (C-10)

Staff Planner: Chris Hyer

(DEFERRED FROM FEBRUARY 14 AND MARCH 14)

10. OTHER MATTERS:

- A. Approval of August 8, 2013 Minutes.
- B. EPC discussion regarding Rule C.3 of the EPC Rules of Conduct pertaining to *ex parte* communication between the EPC and Planning and/or Legal staff.
- C. Recent adoption of sector development plans and their impact on redevelopment

11. ADJOURN